

Downtown Zoning Realignment

Small Area Meetings: River Development District RDD

March 28, 2022



Agenda

1. Downtown Strategic Plan & Zoning Diagnostic Report – Recommendations
2. Special Considerations:
 - Streetscapes Initiative
 - Non-Conforming Uses
 - Development Standards
3. RDD – What's Unique About This Zone?
4. Downtown Zoning Use Table – What Uses Will be Allowed?
5. Next Steps: Timeline
6. Feedback: Question & Answer Session



Downtown Zoning Diagnostic: Freese & Nichols

- Report outlines 14 recommendations, addressed through:
 - Zoning
 - Development Process
 - Economic Development
- Implementation Schedule: high, medium, low impact
 - ✓ Zoning realignment – *high impact*
 - ✓ Update CBD – *high impact*
 - ✓ Revise RDD regulations – *low impact*
 - ✓ Adopt Property Maintenance Code – *high impact*
 - Resolve parking issues in downtown area – *low impact*
 - Amend outdoor dining ordinance to reflect streetscape recommendations – *low impact*

Zoning Diagnostic QR Code



Downtown Strategic Plan: Progress to Date

- Code Enforcement: zones realigned for improved service downtown
- TIF #4 board activated – increment allocation in 2020
- Downtown Improvement Grant (4B):
 - Increased funding level FY18-19 by \$50,000 to assist with sidewalk, curb/gutter, tree well repairs
 - Public Works assessed sidewalks for deficiencies; owners/tenant notified & utilizing program for improvements
- Downtown Property Maintenance Code (PMC) & Vacant Structure Registry (VSR):
 - Feb. 2021: council approves both PMC and VSR
 - Oct. 2021: ordinances became effective; applies to non-residential properties
- Parking Issues:
 - Lindemann Parking Garage Project and Arts Collaborative
- RAISE Grant:
 - Rebuilding American Infrastructure with Sustainability & Equity – DOT funds;
 - \$25M application to assist with downtown infrastructure improvements

Existing Zoning Greater Downtown

Overview:

4 zoning districts:

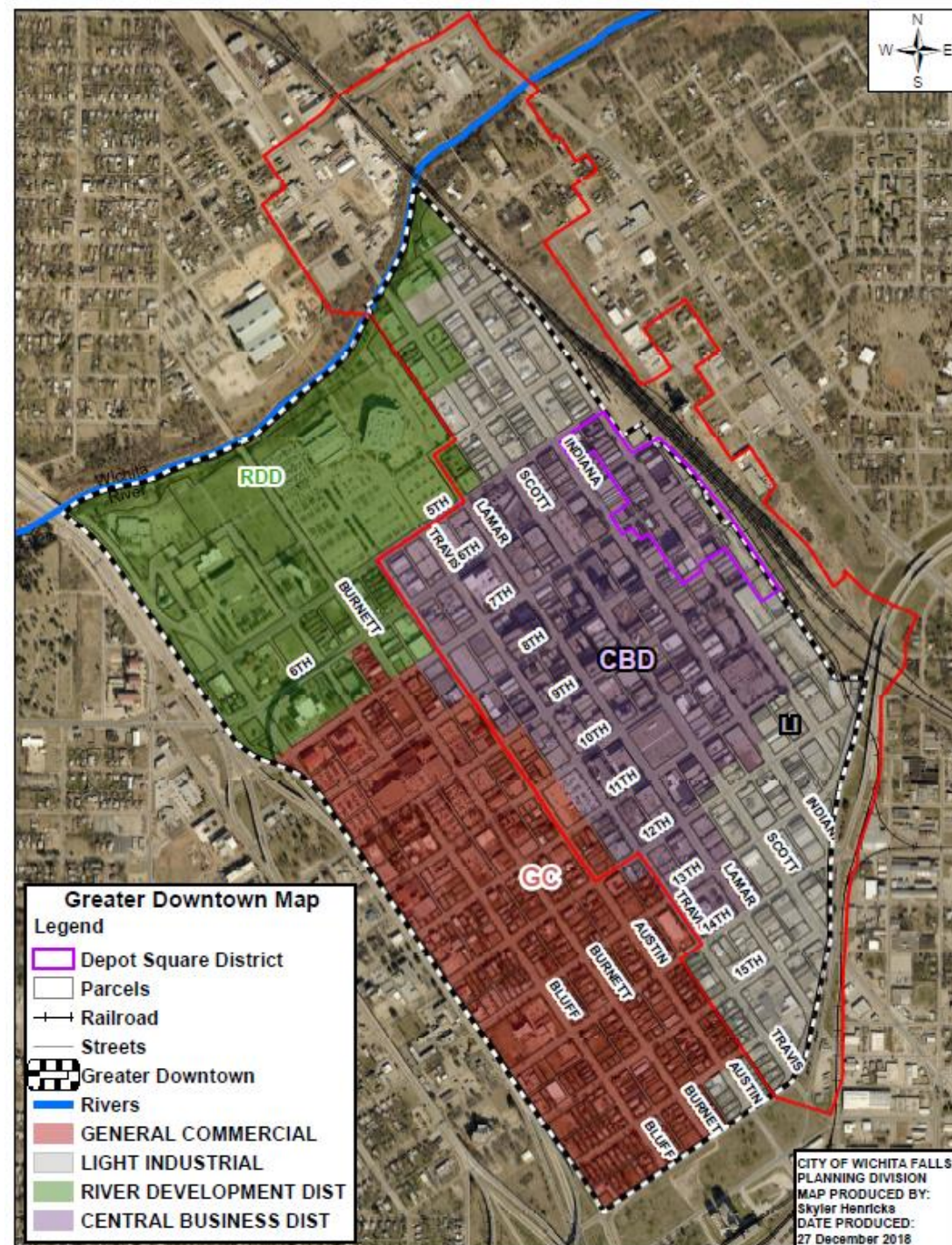
- RDD – River Dev't District
- CBD – Central Business District
- GC – General Commercial
- LI – Light Industrial

824 parcels:

- 67 - RDD parcels
- 259 - CBD parcels
- 341 - GC parcels
- 157 - LI parcels

1 Historic District (purple)

1 TIF Zone (red)



Proposed Zoning Greater Downtown

Recommendations from
Freese & Nichols Diagnostic Report

Overview:
824 parcels

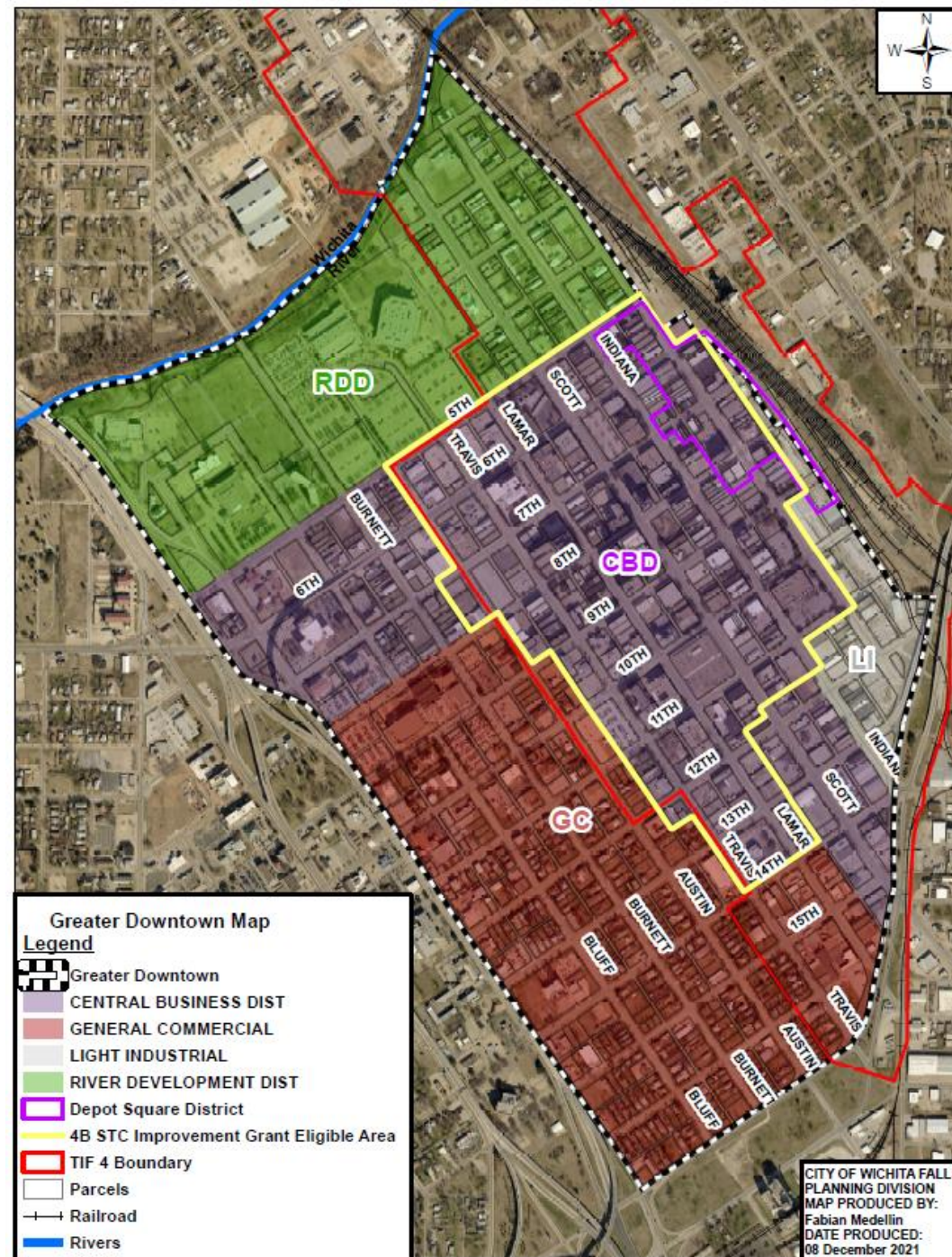
4 - Zoning Districts:

RDD – River Dev't District
CBD – Central Business District
GC-D – General Commercial-Downtown
LI-D – Light Industrial-Downtown

1 – Depot Square Historic District (purple)

1 - TIF #4 Zone (red)

1 - 4B STC Improvement Zone (yellow)



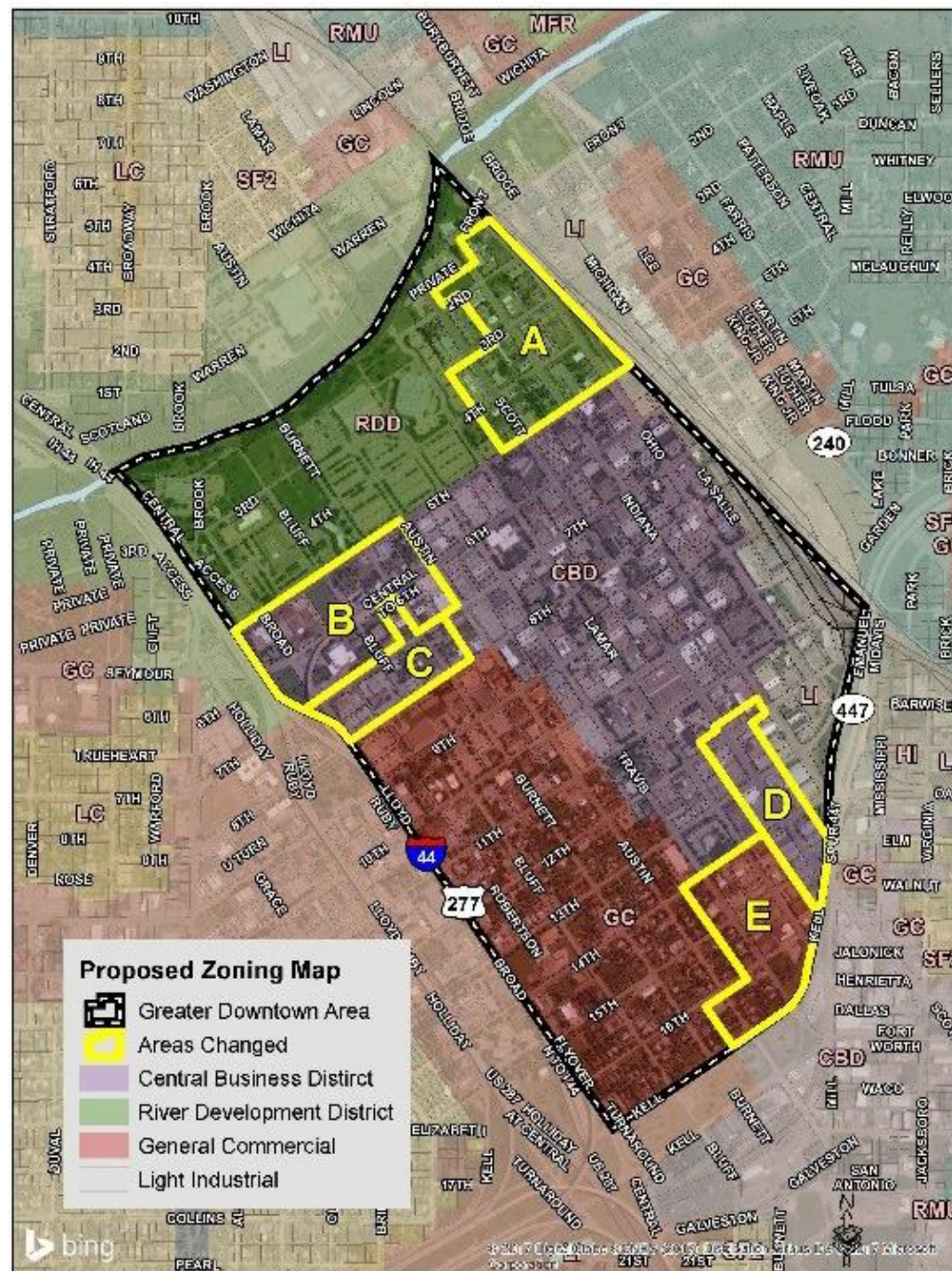
Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Consider 5 rezone areas:

- A** – north/east section;
LI change to RDD
- B** – west section;
RDD change to CBD
- C** – west section;
GC/RDD change to CBD
- D** – south/central section;
LI change to CBD
- E** – south section;
LI change to GC

183 parcels identified for zone change
(22% parcels downtown)



Streetscapes Initiative

- Streetscapes Recommendations
 - Coordinated streetscape improvements from 7th-10th Street; LaSalle alley – Scott Ave.
 - Improved overall experience with ‘Complete Streets’ approach which addresses overall design for all types of access (bi-ped, vehicular, etc.) for better use & safety
 - *Initial priority:* Improvements (façade-to-façade) 8th St; Indiana to Scott Ave.
- Gateways and Critical Corridors
 - 6th, 8th and Scott
 - Additional focus on uses and facades for corridors in/out of downtown
 - Enhance visual appearance
- Wichita Falls Small Area Study (TOD) – 2015/16
 - Northern Sector of Downtown
 - Freese & Nichols in conjunction with Wichita Falls Transportation/MPO
 - Focused on enhanced uses around the Transit/Travel Center, City facilities, improved streetscapes along with uses as an area immediately north of the CBD



Downtown Strategic Plan

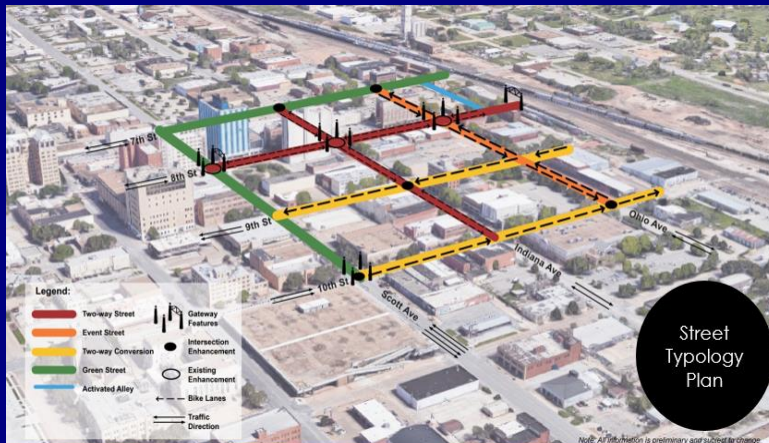
Recommendations from Freese & Nichols Report

Overview:

Renderings for Potential Complete Streets Design in Downtown Core

*8th Street Corridor
Indiana Corridor*

(Streetscapes Committee)



Wichita Falls Small Area Plan: Downtown TOD

Freese & Nichols and Catalyst
Urban Development Report
2015/16

Rendering Options for Various
Streetscape Considerations

North Sector Downtown Spanning River:
6th – Lincoln

Burnett - Front

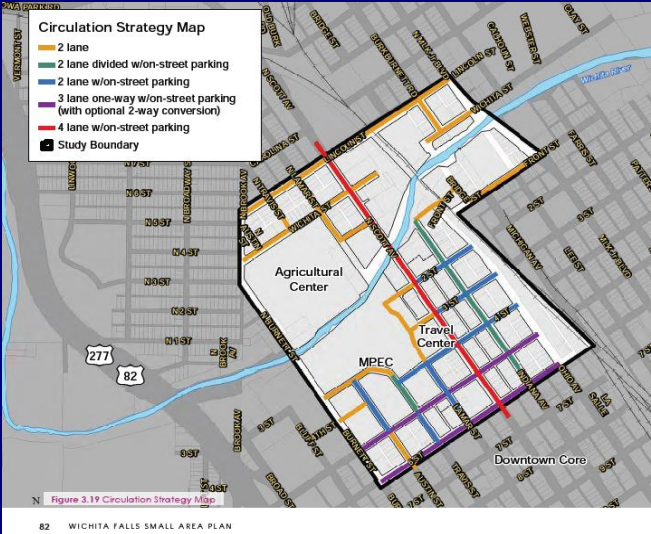


Figure 3.24 4-Lane with On-Street Parking Street Section



Non-Conforming Uses

- What is a Non-Conforming Use?

A legal use which is not a permitted use in that zoning district and existed prior to the enactment of zoning within the city but because of changes in zoning ordinance regulations, no longer complies with ordinance requirements

Examples include:

- Land use changes;
- Setback changes;
- Building height/lot coverage;
- Parking

- What if a Non-Conforming Use Closes?

- Use discontinues operations or remains vacant or unused for two years in Wichita Falls; non-conforming status terminates
- Option to appeal to Planning & Zoning Commission for conditional use permit for continuance



Non-Conforming Uses

What's typical for compliance?

Researched 11 comparison cities

Results ranged from 3mo – 2years

Logical consideration proposed for
Wichita Falls downtown:

1-year expiration for non-
conforming uses

Comparison City	Expiration Date
Abilene	6 months
Beaumont	1 year
College Station	3 months
Denton	1 year
Edinburg	either 12 or 6 month consecutive*
Lewisville	3 months
McAllen	6 months consecutive
Odessa	6 months or 18 months in 3yr period
San Angelo	1 year
Tyler	6 months
Waco	2 years
Wichita Falls	2 years



Greater Downtown Zoning:

Existing Land Use & Zoning Analysis

Overview:
824 parcels

4 zoning districts:

RDD – River Dev't District

green outline

CBD – Central Business District

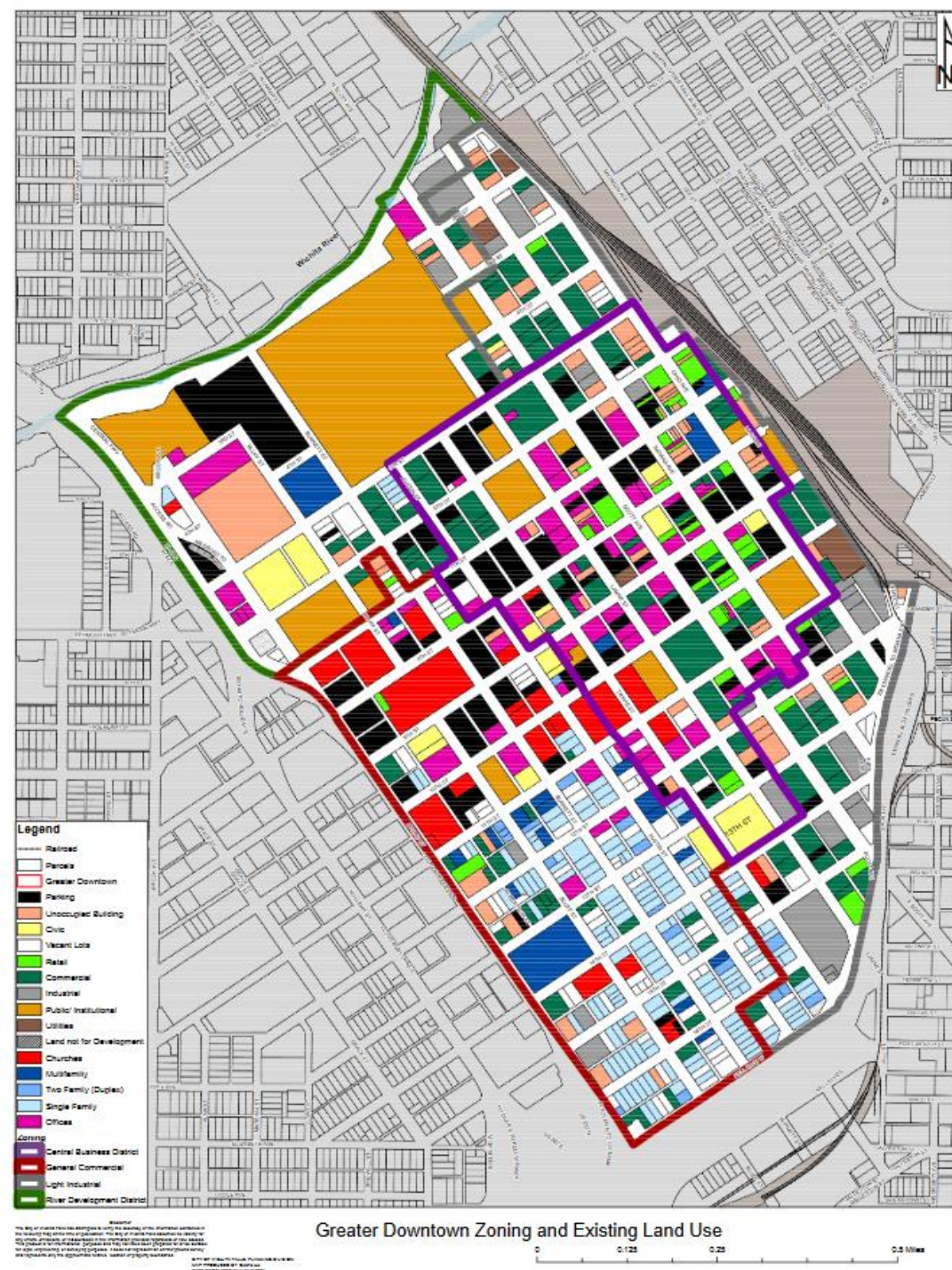
purple outline

GC – General Commercial

red outline

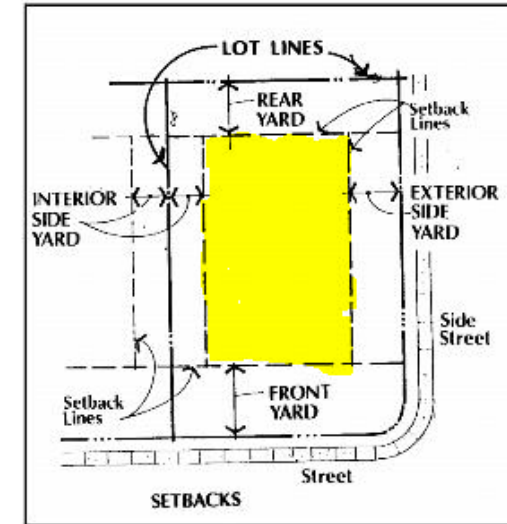
LI – Light Industrial

grey outline



Development Standards

- What are these?
 - Component of the zoning ordinance
 - Elements related to:
 - Setbacks – front, interior side, exterior side, rear
 - Height
 - Building coverage – amount of lot area covered by buildings
- Special Conditions in RDD:
 - Landscaping; conservation of existing trees & natural areas;
 - Dedication of open-space easements related to enhancing linear trail system;
 - Orient businesses and public facilities facing the river;
 - Signs must be approved through site plan review;
 - No repair services or outdoor storage/display



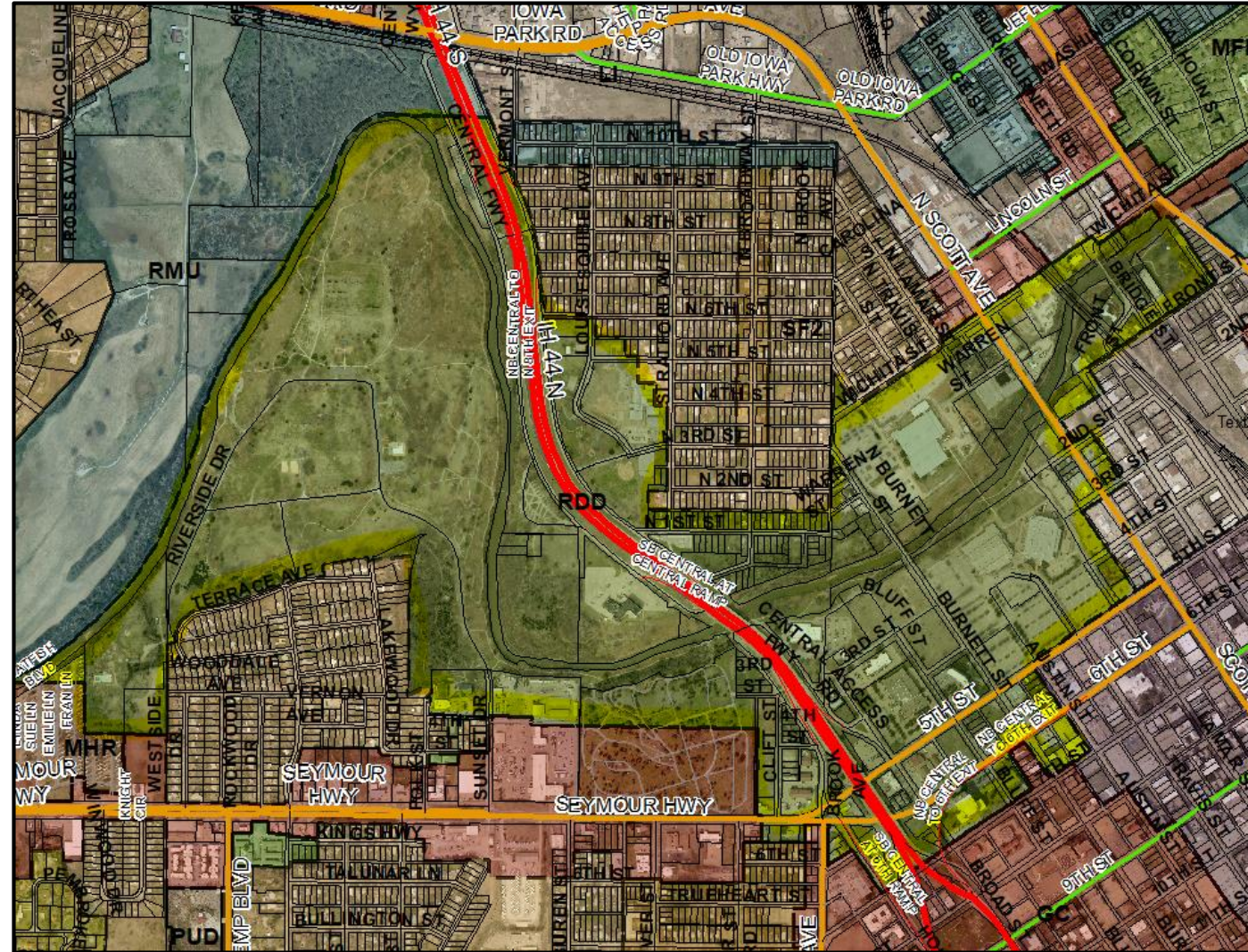
Overview of Existing River Development District

Zone incorporates the central portion of Wichita River in addition to Lucy Park, RBNC and portions of the City's linear trail/park system

Current acreage in RDD: 611

RDD in Downtown: 136 acres

RDD proposed in Downtown: 139 acres



River Development District – Plan Overview

- Zoning Diagnostic Report: Purpose for RDD
 - Provide a facility for recreation and leisure and to enhance tourism
 - District shall incorporate uses that will upgrade the river environment into a permanent recreational and commercial facility
- Plan Considerations & Recommendations for RDD
 - Current district does not effectively support uses that highlight Wichita River or promote recreation/eco – tourism along river corridor
 - Revise district regulations to better address needs for a thriving river district
 - Re-assess permitted uses; consider options for some uses being conditional
 - Consider a concept plan with projected build-outs and river sight lines



River Development District – What's Unique?



River Development District – What's Unique?



Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Area Changes:

A – northeast section;
Light Industrial (LI) to River Dev't
District (RDD)

Remove a portion of RDD along 5th-
7th St from Austin - Broad St; change
to CBD (Area B)

52 parcels in NE section going from
LI to RDD



Downtown Strategic Plan

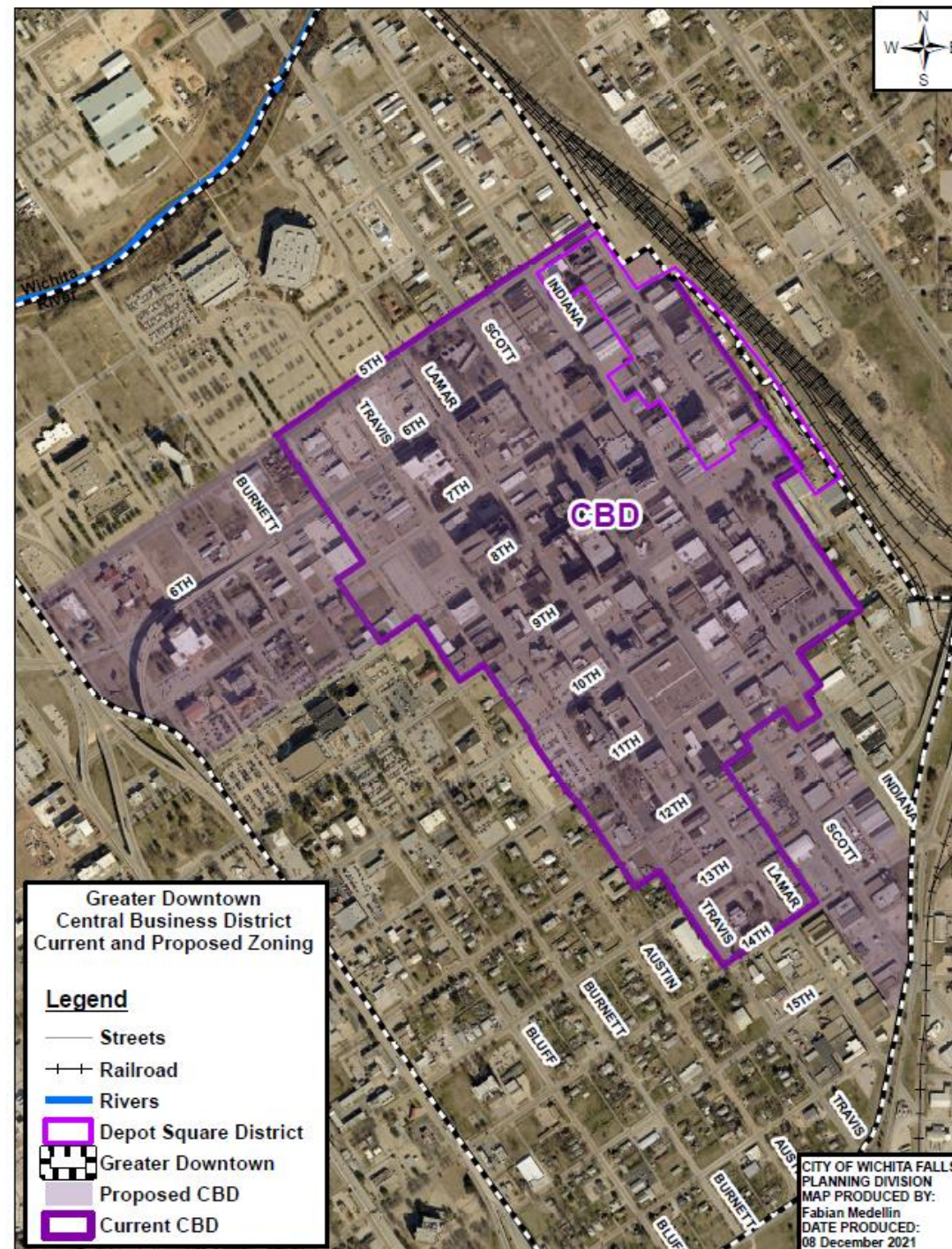
Recommendations from Freese & Nichols Diagnostic Report

Area Changes:

B – west section;
River Dev't District (RDD) to CBD

37 parcels going from RDD to CBD

(24 parcels going from GC to CBD)



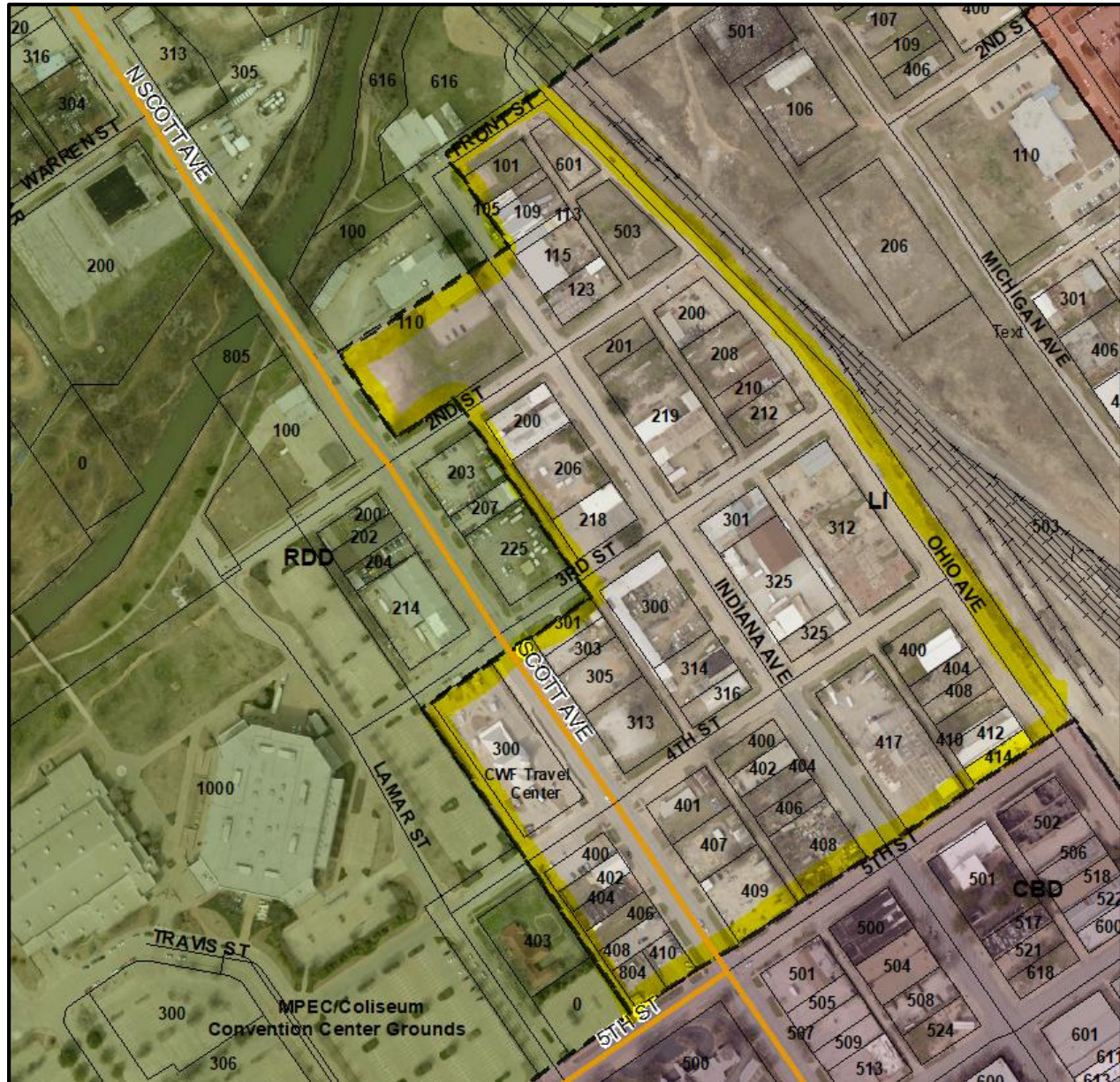
Downtown Strategic Plan

Northeast Section Downtown Area A – LI to RDD Overview:

5th Street – Front
Ohio – Scott Ave

Predominant Uses:

Vacant Commercial Land
Used Auto Dealerships
Warehouses
General Construction/Contractor Yard
Auto Sales & Repair
Industrial Supply & Service
Distribution
Parking Lots
Government – Bus Terminal



Downtown District Use Table

- Listing of detailed land uses by zone & category based on:
 1. Residential
 2. Institutional-Governmental
 3. Office
 4. Services (Personal & Business)
 5. Retail
 6. Transportation & Auto Services
 7. Amusement & Recreation
 8. Commercial & Wholesale Trade
 9. Light Assembly/Industrial
 10. Mineral Extraction
 11. Temporary Uses
- Uses either: **P** - permitted; **C** – conditional; or not allowed
- Encourage mixed-use developments

Transportation & Auto Services

TYPES OF LAND USES	Greater Downtown Zoning Districts			
	CBD	GD	RDD	LID
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines			
All-Terrain Vehicle Dealer/Sales (UTV/golf carts/go-carts)			C	P
Auto Accessories (Retail Sales and Indoor Installation Only)		C		C
Auto Body Repair/Painting				
Auto Dealer (New - Auto Servicing and Used Auto Sales as accessory uses only, w/outdoor sales)			C	C
Auto Dealer/Sales, Primarily Used Auto Sales w/outdoor sales				C
Automobile Driving School (including Defensive Driving)	C	P	C	P
Auto sales/more than 1 used vehicle per premise, not an auto dealer, regardless of vehicle ownership				C
Auto Glass Repair/Tinting		C	C	P
Auto Impound/Inoperable Vehicle Holding Yard (Public/Private)				
Auto Interior Shop/Upholstery				
Auto Muffler Shop				C
Auto Painting Shop				C
Auto Parts Sale (New or Rebuilt; No Outside Storage, No Outside Display, No Repairs)	C	C	C	P

Next Steps: Project Timeline...

- Dec. 9, 2021: Public Forum for owners/tenants - MPEC
- ***March 28: Area meeting #1 – River Development District (RDD)***
- March 31: Area meeting #2 – Central Business District (CBD)
- April 5: Area meeting #3 - Light Industrial-Downtown District (LI-D)
- April 6: Area meeting #4 – General Commercial-Downtown District (GC-D)
- May 2022: Draft report for discussion to DZSC and P&Z Commission
- June/July 2022: P&Z Commission - Public hearing & Rezone recommendation
- August 2022: City Council - Public hearing & Rezoning Ordinance for consideration

Input & Discussion

- **Question & Answer Session...**

- Downtown Use Table and RDD Proposed Uses:
 - Governmental/Institutional
 - Services (Personal/Business)
 - Retail – enhancing recreation/leisure/entertainment experience
 - Amusement & Recreation
- Limited Use Categories:
 - **Residential:** *Conditional – Multi-family*
 - **Office:** *Conditional – Clinic/Dental; Bank/ATM; Office Showroom*
 - **Auto/Transportation Services:** *Conditional – ATV sales; New Auto sales; Auto Driving School; Auto Parts Sales (no outside storage); Personal Watercraft sales; Taxi/Uber*
 - **Commercial/Wholesale Trade:** *Conditional – Contractor Office; Sign Shop; Warehouse*
 - **Light Assembly/Industrial:** *Conditional - Distribution Center; Gases Compressed/Liquid; Warehouse*
 - **Mineral Extraction/Temporary:** *Conditional – Christmas tree lot; outdoor entertainment*

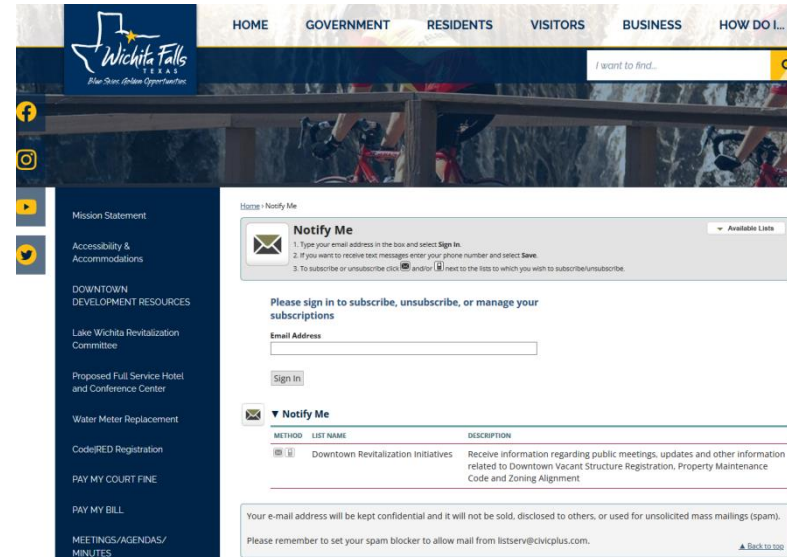
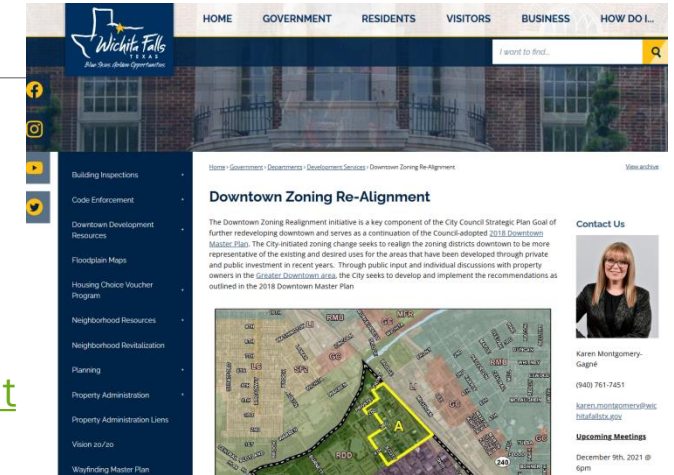
Want More Information...

- Want to stay informed moving forward...

- Provide Phone/Email for Future Contact;
- Visit the City's Weblink for Meeting Dates & Project Info:

<https://tx-wichitafalls3.civicplus.com/2257/Downtown-Zoning-Re-Alignment>

- Sign-up for *Notify Me*



Adjournment & Thank-you for Attending

